



14 Cape Cross House, Kingman Way,
Newbury RG14 7GU
Price: £340,000

Features.

-  1
-  2
-  2

Description.

A smart two double bedroom third floor apartment centrally located on the start/finish straight, with south facing views from the long balcony overlooking the racecourse. It comes with the huge added advantage of under-croft parking with secure electric gated access, additional internal storage and has **No Onward Chain**.

The accommodation includes video security entry system with lift/stair access to the third floor, front door into own entrance hall with utility cupboard and further storage cupboard, open plan living/dining room/kitchen with patio doors to south facing 30ft balcony, master bedroom with en-suite shower room again with patio doors to balcony, further double bedroom and bathroom. Allocated under-croft parking and access to the racecourse via secure pedestrian gates for walks/exercise.

Lease details & outgoings:

Lease: 116 years remaining
Service Charge: £2,745.54 p.a.
Ground Rent: £285.00 p.a.



Location.

Cape Cross House is set back from the home straight of the racecourse offering unrivalled views on race days with its south facing balcony. It is within easy walking distance of Nuffield Health Gym and the train station at the racecourse with the town centre and main train station serving Reading, London Paddington and the West country a little further beyond.

The pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn Exchange theatre. There is also excellent road links via the A34/M4.





Approximate Gross Internal Area
71.91 sq m / 774.03 sq ft

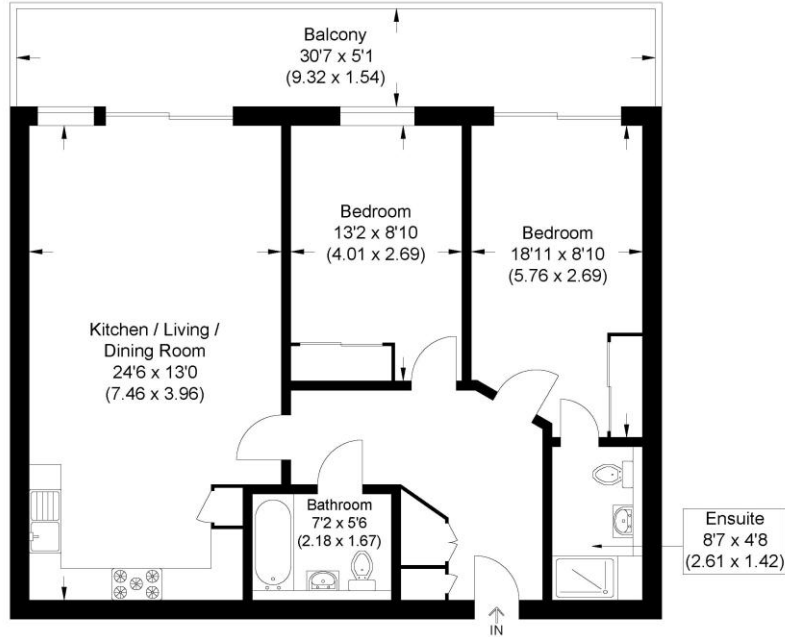


Illustration for identification purposes only, measurements are approximate, not to scale.

Important Notice

PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

EPC: B

COUNCIL TAX BAND: D
2026/2027: £2,552.33.

TENURE: LEASEHOLD

For more information on this property or to arrange a viewing please call the office.

Alternatively, visit our website below to view all the details of this property online.

Downer & Co Estate Agents
44 Cheap Street
Newbury
Berkshire
RG14 5BX

01635 523777

www.downer.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	